



Welcome to Department of Permitting Services Open House 2015



Significant Local Changes to IBC 2015

Hemal Mustafa, C.B.O.
Manager

240-777-6226

Hemal.Mustafa@montgomerycountymd.gov

Executive Regulation 4-15 AMII

Adopts 2015 I' codes with local amendments except IEBC2012

- ❑ Effective August 3rd, 2015 I codes were adopted by Montgomery County, MD
- ❑ Beginning October 5th, 2015 DPS will only accept plans designed under the adopted 2015 I' codes (Except IEBC 2012)

Executive Regulations (also known as Local Amendments)


CODE	CODE/EDITION	EXECUTIVE REGULATIONS	EFFECTIVE DATE
Accessibility	COMAR 05.02.02 , ADAAG & FFHAG	State Adoption	01-01-2012
Commercial Building	ICC International Building Code/2015	ER 4-15AMII	08-03-2015
	MBRC Maryland Building Rehabilitation Code (IEBC 2012)	State Adoption	04-01-2013
Commercial Fuel Gas	ICC International Fuel Gas Code/2015	ER 4-15AMII	08-03-2015
Commercial Mechanical	ICC International Mechanical Code/2015	ER 4-15AMII	08-03-2015
Electrical	NFPA National Electrical Code/2008	ER15-09	03-15-2010
Energy Conservation	ICC International Energy Conservation Code/2015	ER 4-15AMII	08-03-2015
Fire Alarm	NFPA 72/2010	ER 19-13	4-8-2014
	COMAR NFPA 72/2010	State Adoption Fire Prevention Code	01-01-2013
Life-Safety	NFPA 1 & 101/2012	ER 20-13	4-8-2014
	COMAR NFPA 101/2012	State Adoption Fire Prevention Code	01-01-2013
Plumbing & Gas	WSSC Plumbing Code	NA	02-01-2011
Residential Building & Mechanical	ICC International Residential Code/2015	ER 4-15AMII	08-03-2015
	MBRC Maryland Building Rehabilitation Code	State Adoption	04-01-2013
Swimming Pool and Spa Codes	ICC International Swimming Pool and Spa code/2015	ER 4-15AMII	08.03-2015
Residential Sprinkler	NFPA 13D/2010	ER 19-13	4-8-2014
	COMAR NFPA 13D/2010	State Adoption Fire Prevention Code	01-01-2013
Commercial Sprinkler	NFPA 13R/2010	ER 19-13	4-8-2014
	NFPA 13/2010		
	COMAR NFPA 13R/2010	State Adoption Fire Prevention Code	01-01-2013
	COMAR NFPA 13/2010		



IBC 2015 Chapter 1 Amendments

Chapter 1 Scope and Administration

- ▶ Section 101.2. Existing buildings, as defined by the Maryland Building Rehabilitation Code, undergoing repair, alterations or additions and change of occupancy **shall be permitted to comply with the Maryland Building Rehabilitation Code (IEBC 2012).**
- ▶ Section 101.4.1. Exception: Fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories **regulated under the authority of Washington Suburban Sanitary Commission (WSSC).**
- ▶ Section 101.4.3 Delete. In Subsection 101.4.4 replace the phrase **“the International Property Maintenance Code”** with **‘the Montgomery County Fire Safety Code’.**



Section 102.6. Replace the phrase “the International Property Maintenance Code or the International Fire Code” with the phrase “[the Montgomery County Fire Safety Code](#)”.

Sections 103, 104.8, 104.8.1, 111, and 113. Delete.

Section 105.1. Add the following: A [separate permit](#) is required for each legal address. A separate permit is required for each separate building at a legal address.

Section 105.2. [Delete Items 1, 2, 4, 9 and 12](#) from the “Building” subsection.

Sections 105.3, 105.4, 105.5, 105.6, and 105.7. [Delete.](#)

Section 109.1. Add a second sentence to read: Required fees shall be paid for each separate permit application.

Section 110.3.10. Add the following: [The final inspection must be requested and approved before a building \(or portion thereof\) including equipment and appliances are used or occupied, whether or not a valid certificate of use and occupancy exists.](#)



Chapter 2

Section 202. In the definition of Foster Care Facilities, the Age is changes from 21/2 Years to 2 years



Chapter 3

Sections 305.1. Delete phrase “at any one time” and replace with “for 4 or more hours per day or more than 12 hours per week.”

Section 305.2. Change 2½ to 2.

Section 308.3.3. In the title and text, change the word “six” to “nine”.

Section 308.3.4. In the title and text, change the word “five” to “eight”.

Section 308.6.1. Change 2 ½ to 2.

Section 310.5.1. Add the following:

Exceptions:

1.A family day care home.....

2. A group day care home.....

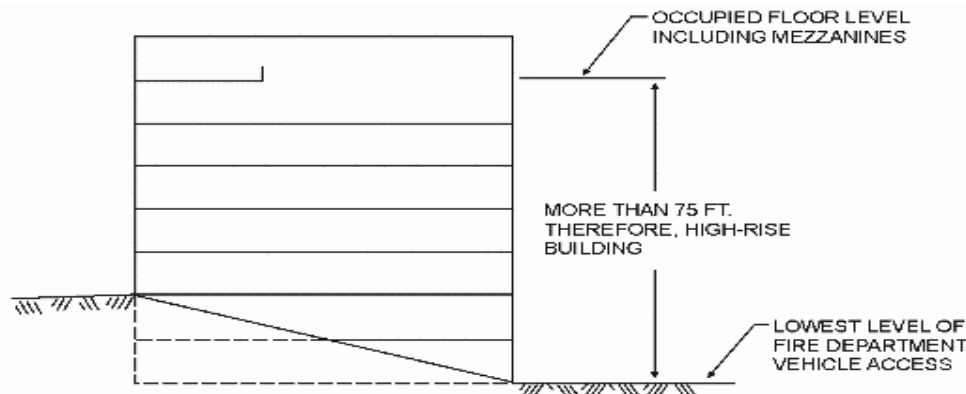
Section 310.6 Change “Five” to “Eight”

Chapter 4

- ▶ Section 403.2.1.2. Delete. (Fire Rated Shaft Enclosure)
- ▶ Section 403.4.5. Delete the phrase “Section 510 of the International Fire Code” and replace with “Section 916 of this Code”. (Emergency Responder Radio Coverage)
- ▶ Section 422.3.2.
- ▶ Change “30” to “15”(SQ.FT). (Area required is changed to 15 sq.ft)
- ▶ Change “non ambulatory care recipient” to “occupant”, and change “care recipient” to “occupied”.
- ▶ Chapter 4. Add a new Section 427. Residential Occupancies.
- ▶ Section 427.1. All R occupancies shall have appropriate radon control features as prescribed in Appendix F of the International Residential Code, 2015 edition.

Chapter 5

- ▶ Section 501.2. Delete “and existing” in the first line. In the sixth sentence, change the phrase “4 inches (102 mm)” to “**6 inches (153 mm)**, except R-3 occupancies which shall be permitted to be **5 inches (127 mm)**,”. (House Address # Dimension is Changed)
- ▶ Section 510.2. Amend condition #6 by deleting the phrase “grade plane” and replacing it with “**lowest level of fire department access**”.



Section 510.2. Add two more conditions 7 and 8

7. Is to determine no. of stories, and 8. Added a fire command center requirement.

3hrs Fire Rated slab



Chapter 7

Section 717.5.3. Replace the first sentence of Exception 2 with the following: “In buildings, other than Group H occupancies, equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, smoke dampers are not required where:”

(Examples: Kitchen, Clothes dryer exhausts....)



Chapter 9

Section 903.1.1. Delete and replace with the following: 903.1.1 Alternative Protection.

Where automatic sprinkler systems are required by this code; and, where water as an extinguishing agent is not compatible with the fire hazard, or is prohibited by a law, statute, or ordinance, the affected area shall be protected by an approved automatic fire-extinguishing system utilizing an extinguishing agent that is compatible with the fire hazard.

Section 903.2.1.2. Add a fourth condition to read as follows:

4. The assembly occupancy is one of the following:
(1) Dance halls, (2) Discotheques, (3) Nightclubs, or (4)
Assembly occupancies with festival seating.



Chapter 9

Section 903.2.8. Add an exception to read as follows:

An automatic sprinkler system throughout the building is not required when all of the following conditions are met:

1. The building is a **mixed use** building, that is not otherwise required to be protected throughout by automatic sprinklers;
2. There is only one dwelling unit in the building;
3. The dwelling unit is separated from the remainder of the building by fire barriers in accordance with Section 707 and horizontal assemblies in accordance with Section 711 having a fire resistance rating not less than 2 hours;
4. The means of egress from the dwelling unit is independent from the other occupancies; and,
5. The dwelling unit is protected throughout with automatic sprinklers. The automatic sprinkler system installed for this exception shall be permitted to be designed in accordance with Section 903.3.1.3.



Chapter 9

Section 903.2.8.4. Change the word “five” to “eight”.

Section 905.3. After the section title add the following two sentences:

In new installations where the code requires either Class II or III standpipes, **Class I standpipes shall be installed.** **Occupant use hose is prohibited in new or existing buildings.**

Section 907.6.4. Number the existing exception as Exception 1, and add an Exception 2 as follows:

- ▶ **Exception 2:** Where an addressable automatic fire alarm system installation in accordance fire alarm zoning shall be permitted to match, **but not** exceed sprinkler zoning with 907 is present, fire alarm zoning **shall be permitted** to match, but not exceed sprinkler zoning.

Quiz1

1. What is the effective date of Executive Regulation E.R 4-15AMII?
2. Was IEBC 2015 adopted by the County?
3. International Fire code was replaced by what code in the E.R 4-15AMII?
4. A single dwelling unit in a non sprinklered mixed use building is required to be sprinklered or not?
5. Assembly use Nightclub with 49 occupants is exempt from sprinkler? Yes or No



Chapter 9

Section 909.9. Add the following sentence at the end of the section: In all cases, the design fire size shall not be less than 5000 Btu/s (5275 kW) unless approved by the building official and the fire official.

Section 909.16. In the third sentence, replace the words “approved **location** adjacent to the **fire alarm control panel**” with “**location approved by the building official and the fire official**”.

Chapter 9

- ▶ **Section 911.1.1.** Replace with the following, “The fire command center shall have a door directly to the exterior of the building on the address side. The exterior door to the fire command center shall be within 50 feet of a fire department access road. A fire department access box shall be provided within 6 feet of the exterior door to the fire command center. The exterior door to the fire command center shall be identified on the exterior face as the fire command center in a manner acceptable to the fire official.”



Chapter 9

Section 911.1.6.

- ▶ Amend Item 2 to read “The fire department communications system, which may include an in-building public safety radio enhancement system monitoring panel.”
- ▶ Amend item 11 to read “Fire pump status indicators and remote starting.”
- ▶ Add an item 19 which reads, “A shunt trip device to disconnect the electrical service to the building.”

Chapter 9

Section 916.1. Replace with the following: Emergency responder radio coverage shall be assured in all newly constructed below ground floors of a building, all floors in buildings greater than 25,000 ft² per floor, and to all floors of buildings greater than 3 stories in height. One- and two-family dwellings and townhouses are exempt from this requirement.

Chapter 9

- ▶ **Add Sections 916.2 and 916.3** as follows:
- ▶ **Section 916.2.** Every floor area in a building or structure which cannot achieve the required level of emergency responder radio coverage as established by Montgomery County Department of Technology Services shall be provided with an in-building public safety radio enhancement system in accordance with the Montgomery County Fire Safety Code.
- ▶ **Section 916.3.** Inspection and Testing. Emergency responder radio coverage and in-building public safety radio enhancement system must be tested, and inspected by approved individuals. The results of the testing and inspection shall be certified to the code official prior to issuance of an occupancy permit.

Chapter 10

- ▶ **Section 1001.1.** Add the following to the end of the section:
“The means of egress shall also comply with the requirements in the currently adopted edition of the Life Safety Code.
- ▶ Add a new Section 1001.5 as follows:
- ▶ **Section 1001.5 Convenience stairs and ramps.** Stairs that are not part of a means of egress, but are provided as a convenience in occupiable spaces, shall comply with Section 1011. Ramps that are not part of a means of egress, but are provided as a convenience in occupiable spaces, and are not provided solely for the movement of equipment and materials, shall comply with Section 1012.

Chapter 10

- ▶ **Section 1003.5.** In exception #2, replace the phrase “a single riser or with two risers and a tread” to “three risers or less”.
- ▶ **Table 1004.1.2.** Add an entry for “Shell Office Spaces” with an occupant load factor of 65 gross square feet per person. Add an entry for “Tennis Courts (within the area of play)” with an occupant load factor of 50 net square feet per person.
- ▶ **Section 1004.4.** Delete the last sentence of the section and replace with “The occupant load of bench-type seating, and the occupant load of bars, shall be based on one person for each 18 linear inches (455 mm) measured at the seat, or patron side of the bar, respectively.”

Chapter 10

- ▶ **Section 1005.3.1.** Delete all of the exceptions.
- ▶ **Section 1005.3.2.** Delete all of the exceptions.
- ▶ **Section 1006.2.2.4.** Change 2 ½ to 2.
- ▶ **Section 1008.1.2.** Add a sentence at the end to read: “Doors in exit enclosures shall swing in the direction of egress travel unless the door opening serves an individual living unit that opens directly into an exit enclosure.”
- ▶ **Section 1010.1.9.11.** In Exception #3, delete “, or a signal by emergency personnel from a single location inside the main entrance to the building”.

Chapter 10

- ▶ **Section 1015.2.** After “including” add “but not limited to,”. After the phrase “equipment platforms,” add the phrase “retaining walls,”.
- ▶ **Section 1015.3.** In exception #2 and #3, change “34 inches (864 mm)” to “36 inches (915 mm)”. Add a sixth exception: Exception 6. In occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, interior guards shall be permitted to be not less than 36 inches high.
- ▶ **Section 1015.4.** Delete Exception #6.

Chapter 10

- ▶ **Section 1015.8.** Add two exceptions (#5 and #6) to read as follows:
- ▶ Exception #5: In buildings four stories or less, the lowest part of the clear opening of the window shall be permitted to be at a height not less than 18 inches (457mm) above the finished floor surface of the room in which the window is located.
- ▶ Exception #6: In buildings four stories or less, glazing between the floor and a height of 18 inches (457mm) shall be fixed or have openings through which a 4-inch (102mm) sphere cannot pass.

Chapter 10

- ▶ **Section 1022.** Add a new subsection **1022.3** to read as follows:
- ▶ **Section 1022.3.** Fire Department Access to Floors. Not less than one exit stair which serves all stories of the building shall be accessible by an internal corridor from the main entrance of the building or the fire department response location.

Chapter 11

Delete and replace with the Maryland Accessibility Code.

Chapter 16

Section 1603.1.4. Add to Item 1. The ultimate design wind speeds in miles per hour in Montgomery County for risk categories I, II, III, and IV are 105, 115, 120, and 120, respectively. The corresponding nominal design wind speeds in miles per hour are 82, 89, 93, and 93, respectively.

Section 1603.1.5. Add to Item 3.

The mapped spectral response acceleration parameters for Montgomery County for short-period, S_s , and 1-second, S_1 , shall be 12.5% and 5.5%, respectively.

Table 1607.1. Item 26 Roofs. Modify the uniform live load value for “Ordinary flat, pitched and curved roofs (that are not occupiable)” to 30 pounds per square foot, non-reducible.

Chapter 16

- ▶ **Section 1607.7.2.** Modify Item 1 to read as follows:
- ▶ The maximum fire truck operating weight is 85,000 pounds distributed in three axles spaced 19 feet 6 inches and 4 feet 6 inches apart. The transverse wheel distance is 8 feet 2 inches. The front axle weighs 23,000 pounds and rear axles weigh 31,000 pounds each. When the ladder is up, the vehicle is raised and supported on four (4) outriggers spaced 10 feet apart along the length of the vehicle and 16 feet apart in the transverse direction. Depending upon the position of the ladder, any pair of two (2) front, side or rear outriggers apply to the structure a force of 123,552 pounds (**61,776 pounds per outrigger**) and the remaining two outriggers apply a force of zero (0) pounds. Outrigger pad dimensions are 2 feet 2 inches wide by 2 feet 6 inches long.

Chapter 16

Section 1608.2. After the title add the following sentence:
“Design ground snow loads for Montgomery County shall be not less than **30** pounds per square foot.”

Section 1612.3. After the heading, delete the text and replace with the following: The **flood hazard map** of Montgomery County is established in Section 3 of Executive Regulation 24-06 AM, Floodplain Regulations (COMCOR 19.45.01), per the authority in Article III, Chapter 19 of the Montgomery County Code.



Chapter 17

Section 1704.2. Delete exception #4.

Section 1704.2.5. At the end of first paragraph, add the following sentence: “The exceptions to Section 1704.2.5 may apply subject to **County approval**”.

Section 1704.2.5.1. After the title add the following sentence: “The provisions of this Section may apply subject to County approval”.

Section 1705.2.1. Modify AISC 360 Chapter N, Section N1, First User Note: Delete the sentence starting with “Additionally, where...”.

Section 1705.2.1. Modify AISC 360 Chapter N, Section N5.5b: After “minimum design loads for buildings and other structures” add “or IBC Table 1604.5”.



Chapter 17

Section 1705.2.1. Modify AISC 360 Chapter N, Section N5.5b, User Note: Add at the end of the user note “unless otherwise specified by the structural engineer of record”.

Section 1705.2.1. Modify AISC 360 Chapter N by deleting Section N7 and replace with IBC Section 1704.2.5, as amended.

Section 1705.2.2. Modify SDI QA/QC-2011 Standard by deleting subsection 2 from Section 3.2B.

Section 1705.2.2. Modify SDI QA/QC-2011 Standard by deleting subsection 4.3 from Section 4.

Section 1705.3. Delete Exception 1.

Section 1705.3. Delete Exception 2.3.



Chapter 17

Table 1705.3. Modify Item 4a. Add after “tension loads”, “Installation shall be performed by an ACI or CRSI certified adhesive anchor installer”.

Table 1705.3. Items 10 and 11. Modify the inspection frequency from “periodic” to “continuous”.

Table 1705.3. Item 11. Add the sentence to the first column, “The strength evaluation shall be demonstrated by field cured cylinders only.”

Table 1705.6. Item 1. Modify the inspection frequency from “periodic” to “continuous”.

Chapter 18

Add a new section as follows: Section 1801.3 Special conditions. Design and construction of all buildings and structures within 1000 feet of a known municipal solid waste (MSW) landfill site that does not currently have an operational land fill gas (LFG) monitoring and removal system, shall require special engineering of foundation systems, including walls and floor slabs, to provide for the safety of occupants against hazards from LFG concentration. Special subsurface investigations shall be conducted, at the owner's expense, by an approved and qualified engineer or geologist to determine the extent of the potential hazard. The study must identify the potential hazards, and mitigation plans for the site must be incorporated into the construction documents and approved prior to issuance of a building permit. All buildings and structures within 1000 feet of the boundary of a MSW landfill shall be equipped with a methane gas detector with an alarm activation level of 20% of the lower explosive limit (LEL 1% by volume).



Chapter 18

- ▶ **Section 1809.5.** In item number 1, after the word “locality” insert: “Depth shall be a minimum of **30** inches below the adjacent finish grade.”

Chapter 19

Add a new section as follows:

1901.2.1. For precast structures, in the case of a conflict between **ACI 318 and PCI** Design Handbook, **the requirements of ACI 318 shall control the design.**

Chapter 29.

This chapter is deleted. Plumbing regulations are administered by the local water authority (WSSC).



Chapter 30

Section 3001. Add a new subsection as follows:

3001.1.1 **Residential Elevators.** Elevator equipment, and similar conveying systems, provided in privately owned single-family residential dwellings:

1. Shall not be required to comply with the requirements of this chapter.
2. Shall not be required to enclose the hoistway with a fire-resistance rated shaft, if the elevator shaft is protected with an approved automatic sprinklered system.
3. Shall comply with all other applicable requirements of the International Building Code.
4. Shall be subject to the applicable requirements of the Maryland Public Safety Article, Title 12, Subtitle 8.
5. Shall be listed for use by a nationally recognized testing laboratory (NRTL) and installed in accordance with the listing and manufacturers requirements.



Chapter 30

Sections 3001.2, 3001.3, and 3001.4. Delete and replace with the following:

3001.2 Standards. The Maryland Department of Labor, Licensing, and Regulation, Division of Labor and Industry, regulates the design, installation, inspection, and testing of all hoisting and conveying equipment.

Section 3107.1. Add the following at the end of the sentence: "and Chapter 59 of the Montgomery County Code."

Section 3109.3. Change "4 feet (1219 mm)" to "5 feet (1524 mm)".

Section 3109.4.1. Change "48 inches (1219 mm)" to "60 inches (1524 mm)".



Appendix F. **Appendix F** is hereby adopted in its entirety.

Appendix G. **Appendix G** is hereby adopted in its entirety and amended as follows:

Section G102.1. Insert after “this code,” the phrase “and the provisions of Article III, Chapter 19 of the Montgomery County Code, and Executive Regulation 24-06 AM,”.

Section G102.2. Replace the parentheses and the phrase within the parentheses with the effective date of this regulation.

Appendix H. **Appendix H** is hereby adopted in its entirety and amended as follows:

Q and A

Thank you for your Participation